

## Staff Summary Report

City Council Meeting Date: 12/17/03

Agenda Item Number: \_\_\_\_\_

**SUBJECT:** Set public hearings for **January 8 and January 15, 2004** for Rio East Business Park for a Preliminary and Final PAD for five office buildings and a sign package, located at 1851 West Rio Salado Parkway.

**DOCUMENT NAME:** 20031217dsrh04

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for **RIO EAST BUSINESS PARK** (SunCor Development Company, property owners) located at 1851 West Rio Salado Parkway.

**q-j**

**#RRC03051 #SPD-2003-96** for a Preliminary and Final PAD including site plan, landscape plan, and building elevations for five (5) one-story general office buildings (A, B, C, D, and E) consisting of 306,800 square feet on 25.44 net acres and a comprehensive sign plan, including the following:

Variances

1. Increase the maximum allowed building height from 30 feet to 38 feet.
2. Reduce the required bicycle parking spaces by 50% (from 123 to 62).
3. Waive the building address on a freestanding monument sign located at Rio Salado Pkwy and Priest Drive, Sign "A" only.
4. To exceed the maximum allowable sign area for three (3) free standing signs from 24 square feet to 102 square feet.
5. To allow three (3) multi-tenant free standing business identification signs in the I-1 Zoning District.
6. Allow more than one (1) free standing sign on the same street frontage.

**PREPARED BY:** Hector Tapia, Senior Planner (480-350-8586)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval  
Redevelopment Review Commission – Approval (7 – 0)

**ADDITIONAL INFO:** The proposed Preliminary Planned Area Development (PAD) is the master plan for Rio East, a 306,800 square feet development consisting of five (5) single story office buildings. Although the overall project will be divided in three phases, the Final PAD, with this application, will include all five (5) buildings. As indicated by the applicant's project narrative, the office and light industrial space would create new job opportunities in close proximity to the downtown area therefore complementing other existing and proposed residential projects. The design review part of this application included the site plan, landscape plan, building elevations, the overall architectural design, and the comprehensive sign package. The request includes six variances. No public input was received during the December 2, 2003 public hearing. **On December 2, 2003, the Redevelopment Review Commission approved this request.**